
9. IMPLEMENTATION

Implementation of the Towson Community Plan will require a comprehensive program under firm direction dealing with a wide variety of actions. Changes will be required to both the Zoning and Development Regulations. Funding requirements will need to be met through the Capital Budget, County agency programs and through contribution from developers as part of the development process. Further studies will need to be undertaken by County staff, especially in the Office of Planning and Zoning and the Department of Public Works, Environmental Protection and Resource Management, and Recreation and Parks. The implementation of the neighborhood plan for East Towson will require assistance from the Department of Community Development, while traffic improvements and studies will require the participation of State agencies as well as County personnel.

Coordination of the infrastructure, streetscape and signage improvements will require input from the Economic Development Commission, who will also need to continue to promote the quality growth of businesses in the town center.

The current policy of active business, community and professional participation in all these ongoing implementation activities should be continued and strengthened, with the County providing strong leadership to ensure all interests are effectively represented.

Implementation Schedule

PLAN ISSUES	TASK	PAGE
Plan Review	Adopt Planning Area Boundaries	3
	Establish Committee for Implementation	7
Zoning	Amend BM-CT Towson Legislation	7, 10
	--amend height adjacent to East Towson	10
	--evaluate amenity open space requirements	10, 11
	--include design requirements	12
	Prepare Community Conservation Overlay District	7
	Prepare Commercial Corridor Overlay District	8, 16, 17

PLAN ISSUES	TASK	PAGE
Land Use	Create healthy retail/office/residential core	14
	Prepare Revitalization Plan for 300, 400, 500, York	14
	Prepare Program to Attract Residential Development	15, 16
	Assist East Towson	16
	Prepare Master Plan for County Property	16
	Prepare Market Study for Towson	19
	Fund Commercial Corridor Improvement Program	17
Historic Preservation	Prepare Preservation Master Plan	8, 18
Urban Design	Establish Design Review Panel	7, 48
	Prepare Open Space Plan	7, 37
	--landscape boulevards	40
	--relocate Towson Mall park equipment	39
	Streetscape Implementation	26-37
	Refine Development and Design Guidelines	41-48
	Prepare Lighting Plan	43
	Designate Special Design District along Balto. Ave.	43
Transportation	Create Transportation Management Association	6
	Fund Design and Ring Road Improvements	51
	Improve York Road	52
	Improve York/Dulaney Valley/Joppa Intersection	52
	Widen Washington Avenue	54
	Widen Virginia Avenue	54
	Improve Hillen/Burke Intersection	55
	R.O.W. acquisition for Dulaney and Fairmount	51
	Identify other Transportation Issues	61
	Prepare Parking Management Plan	59
Community Conservation	Evaluate transit alternatives	62-64
	Establish Community Conservation Areas	65
	Community Design Review Advisory Group	65
	Evaluate residential traffic patterns	67
East Towson Community Conservation Area Action Plan	Neighborhood Open Space Plan	68
	Implement Proposed Zoning Changes	77
	Implement Transitional Blocks Requirements	84
	Implement Transportation Solutions	85
	Establish Permit Parking	85
	Implement Design Plan	87-90
	Fund Revolving Loan Program	95